



MINUTES OF THE GILA COUNTY PLANNING AND ZONING COMMISSION

*Gila County Supervisors' Conference Room
610 E. Highway 260, Payson, AZ*

*Gila County Public Works Conference Room
745 N. Rose Mofford Way, Globe, AZ*

NOTE: Per the most recent guidelines from the federal government regarding COVID-19 and to protect citizens, no citizens will be allowed in the Public Works Conference Room in Globe or at the County Complex, Board of Supervisors' conference room in Payson. The only exception to this statement is for public hearings. Citizens may attend the public hearing in person, one at a time, in Globe or in Payson to provide comments. A face mask must be worn while in the building; however, it may be removed while addressing the Planning and Zoning Commission.

**Thursday, April 15, 2021
10:00 A.M.**

REGULAR MEETING

1. The meeting was called to order at 10:00 A.M. by Chairman Mickie Nye.
2. Pledge of Allegiance.
3. Roll Call: Chairman Mickie Nye (in Globe), Travis Holder (in Globe), Brian Goslin (in Globe), Jim Muhr, Pamela Griffin (in Globe) and Sammi Jenkins-Cooper (in Globe). A quorum was present. Community Development Staff Members Present: Randy Plumier- Director, Michelle Dahlke-Senior Planner, Shealene Loya-Administrative Assistant, Homero Vela-Deputy County Manager and Jeff Dalton-Deputy County Attorney.
4. Review and Approval of the Planning and Zoning Minutes from the March 18, 2021 Commission meeting. Chairman Nye asked if there were any changes needed to the minutes. No changes were suggested. A motion to approve the minutes was seconded and unanimously approved.
5. **Director/Planner Communication:** At any time during this meeting of the Planning and Zoning Commission, the Director and/or Planner of Community Development may present a brief summary of current events. No action may be taken.

Information/Discussion/Action:

Staff informed the Commission that Shealene Loya was leaving her position and wished her well.

Public Hearing:

6. **CUPP2102-001 DAN AUXIER (OWNER/APPLICANT):** An application to request the Planning and Zoning Commission recommend approval to the Board of Supervisors for a Conditional Use Permit to allow a three-story, 45-foot in height building (measured from the grade level to the mean height between the eaves and ridge for gable and hip roofs per the Gila County Zoning Ordinance) for a new single-family residence. In the Residence One Use District, a Conditional Use Permit shall be required for any building exceeding two stories or thirty feet above ground level (measured from the grade level to the mean height between the eaves and ridge for gable and hip roofs per the Gila County Zoning Ordinance). The property is vacant land described as Lot 21 in the Walnut Glen subdivision in Strawberry, Arizona (APN 301-60-015B). The property is zoned Residence One District-Density District 35 (R1-D35). THIS ITEM WAS CONTINUED BY THE PLANNING & ZONING COMMISSION AT THEIR MARCH 18, 2021 PUBLIC HEARING.

Ms. Dahlke explained that the applicant contacted staff and asked for a continuance to allow them more time to work with the neighbors.

Upon a motion made to continue the item, which was seconded, the motion passed.

7. **CPAP2103-001 MICHAEL BAKER INTERNATIONAL (APPLICANT)/CANYON RIVER PARTNERS LLC, INTERNATIONAL WEST CIVIL CONSTRUCTORS INC (OWNERS):** An application for a minor amendment to the Gila County Comprehensive Master Plan for APN# 301-46-001C, 301-46-001D and 301-72-037 thru 301-72-053 to change the land use designation from Residential 0.1 – 0.4 DU/AC to Mixed Use. The parcels are vacant land located in the Canyon River Ranch subdivision, west of Payson, Arizona.
8. **REZONP2103-001 MICHAEL BAKER INTERNATIONAL (APPLICANT)/CANYON RIVER PARTNERS LLC, INTERNATIONAL WEST CIVIL CONSTRUCTORS INC (OWNERS):** A request to amend the Gila County Zoning Map for APN# 301-46-001C, 301-46-001D and 301-72-037 thru 301-72-053 currently designated as Residence One – Density District 40 (R1-D40) and Residence One Limited- Density District 40 (R1L-D40) to Transitional Residential (TR) with a Planned Area Development (PAD) Overlay and a Trailer District (T) Overlay. The parcels are vacant land located in the Canyon River Ranch subdivision, west of Payson, Arizona.

Ms. Dahlke indicated that County staff is recommending a continuance of the request to allow more time to review the project and work with the applicant on getting answers to questions related to the project.

She stated that staff does not believe the Forest Service has approved the realignment of the route to the property yet, and that the Town of Payson still has not approved the requirements for road improvements. She further stated staff has questions about drainage and fire service and that staff will be planning to work with the applicant to put together a list of questions that need to be addressed. Ms. Dahlke explained that the applicant was present and prepared to give a presentation and that his client was on the phone to answer questions.

Chairman Nye asked for clarification on the role of the Commission and why they should be concerned with the infrastructure of the property when making recommendations on a planning and zoning request.

Mr. Pluimer explained why the Commission should be concerned with the density and infrastructure of a rezoning.

Commissioner Muhr indicated that in the past the Commission has not been concerned with these infrastructure issues because they are handled through another process outside of the Commission.

Mr. Vela explained the process and decisions made by the Commission on land use and the reversion of the plat.

Commissioner Muhr indicated he liked the proposal but would like a continuance.

The applicant made a presentation regarding the request and the property owners/developers answered Commissioner questions.

Chairman Nye asked for a motion to continue Item 7 to the May 20, 2021 Commission meeting. A motion was made and seconded, and the motion passed.

Chairman Nye asked for a motion to continue Item # to May 20, 2021 Commission meeting. A motion was made a seconded, and the motion passed.

Adjournment of Public Hearing

Chairman Nye asked for a motion to adjourn. A motion was made and seconded, and the motion passed.